

1 BILL NO. R-83-01-24

2 DECLARATORY RESOLUTION NO. D-12-83

3 A DECLARATORY RESOLUTION designating
4 an "Urban Development Area" under
I.C. 6-1.1-12.1.

5 WHEREAS, Petition has duly filed its petition dated
6 January 14, 1983, to have the following described property des-
7 ignated and declared an "Urban Development Area" under Division
8 6, Article II, Chapter 2 of the Municipal Code of the City of
9 Fort Wayne, Indiana of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 E175 FT X175 FT OF SPC Sec 34

12 W65.40A NW 1/4 EXPT TO CITY SEC 34

13 said property more commonly known as 2100 West State Boulevard,
14 with street boundaries of Tyler Ave. and West State Boulevard;
15 and

16 WHEREAS, it appears that said petition should be pro-
17 cessed to final determination in accordance with the provisions
18 of said Division 6.

19 NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
20 OF THE CITY OF FORT WAYNE, INDIANA:

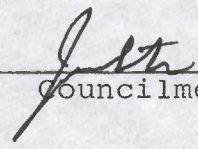
21 SECTION 1. That, subject to the requirements of
22 Section 2 below, the property hereinabove described is hereby
23 designated and declared an "Urban Development Area" under
24 I.C. 6-1.1-12.1.

25 (a) An affirmative ("Do Pass") recommendation by
26 the Fort Wayne Redevelopment Commission, after
27 due hearing, analysis and study in accordance
28 with the provision of Division 6, Article II,
29 Chapter 2 of the Municipal Code of the City of
30 Fort Wayne, Indiana of 1974, as amended; and
31
32

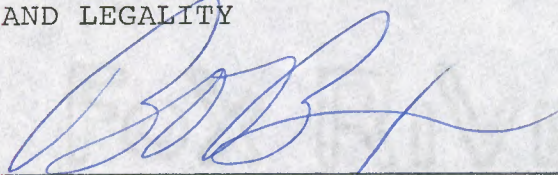
Page Two

(b) Final confirmation hereof by due passage upon
the final vote hereon.

SECTION 2. That this Resolution shall be in full
force and effect from and after its passage and any and all
necessary approval by the Mayor.


Councilmember

APPROVED AS TO FORM
AND LEGALITY


Bruce O. Boxberger, City Attorney

edochy pndh
Read the first time in full and on motion by Stier,
seconded by Talarico, and duly adopted, read the second time
by title and referred to the Committee Regulation (and the City
~~Plan~~ Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, 19____, at _____ o'clock ____ M., E.S.T.

DATE: 1-25-83

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Read the third time in full and on motion by Stier,
seconded by Gasbush, and duly adopted, placed on its
passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GIAQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHOMBURG</u>	_____	_____	_____	_____	_____
<u>SCRUGGS</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 3-8-83

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ZONING MAP) ~~(GENERAL)~~ (ANNEXATION) (SPECIAL)
(APPROPRIATION) ~~ORDINANCE~~ (RESOLUTION) NO. B-12-83
on the 8th day of March, 19 83.

ATTEST:
Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

(SEAL)
Ray A. Ebert
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 9th day of March, 19 83, at the hour of
2:00 o'clock ____ M., E.S.T.

Charles W. Westerman
CHARLES W. WESTERMAN - CITY CLERK

Approved and signed by me this 10th day of March
19 83, at the hour of 11 o'clock A M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR. - MAYOR

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

- | | |
|--|--|
| <p>1. Address of Property _____
2100 West State Boulevard
Fort Wayne, Indiana</p> <p>Street Boundaries (if applicable)
Tyler Ave. and West State Blvd.</p> <p>2. Legal Description of Property
E175 FT X175 FT OF SPC Sec 34</p> <p>W65.40A NW 1/4 EXPT TO CITY SEC 34</p> <p>3. Township Washington</p> <p>4. Taxing District Allen County</p> <p>5. Current Zoning District
Heavy Manufacturing</p> <p>6. Variance Grant (if any) ---</p> <p>15. Current Use of Property</p> <p>(a) How is property presently used?
Manufacturing of light driving axles</p> <p>(b) What structure(s) (if any) are on the property?</p> <p>(c) What is the condition of this structure/these structures?
Fair</p> <p>16. Current Assessment on Land and Improvements</p> <p>(a) What is the amount of latest assessment? \$1,215,600.00</p> <p>(b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements)
Land Assessments - 125,207
Assessments on Improvements - 1,090,393</p> | <p>7. Owner(s) Dana Corporation</p> <p>8. Address of Owner(s)
4500 Dorr St.
Toledo, Ohio</p> <p>9. Telephone Number
(219) 483-7174</p> <p>10. Agent of Owner (if any)
---</p> <p>11. Address ---</p> <p>12. Telephone Number ---</p> <p>13. Relationship of Agent to Owner ---</p> <p>14. Instrument Number of Commitments or Covenants Enforceable by City (if any) ---</p> |
|--|--|

17. Description of Project Retention of jobs in the Ft. Wayne area thru technological upgrading of existing manufacturing methods to leading edge high technology methods in order to gain entrance into specialty vehicle markets and remain competitive in traditional markets. All this is needed to remain a viable employer in Fort Wayne.
18. Development Time Frame
- (a) When will physical aspects of development or rehabilitation begin? Calendar 1983 in all instances.
- (b) When is completion expected? I.H. 1983, high technology, 1985
19. Cost of project (not including land cost) I.H. - \$2,000,000 High Technology - \$10,000,000
20. Permanent Jobs Resulting from Completed Project
- (a) How many permanent employees will be employed at or in connection with the project after it is completed? I.H. Potential - 50 to 100 High Technology - 10 to 15
- (b) What kind of work will employees be engaged in? Large Axle Component Mfg. Computer Integrated Mfg.
- (c) How many jobs new to Fort Wayne will be created as a result of project completion? I.H. Potential - 50 to 100 High Tech.-10 to 15
21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None
22. Undesirability for Normal Development
- What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? Traditional market is disappearing due to four-wheel drive vehicles and imports. Current facility is badly underutilized and cannot continue to support this amount of under-utilization.
23. Furtherance of City Development Objectives (circle letter and explain)
- (a) Will the project improve utilization of vacant under-utilized land? When a business cannot support the facility in which it is located, definite measures must be taken in order to preserve the business, up to and including abandoning the facility.
- (b) Will the project improve or replace a deteriorated or obsolete structure?

- (c) Will the project preserve a historically or architecturally significant structure? _____

- (d) Will the project contribute to the conservation and/or stability of a neighborhood? _____

- (e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? _____

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

_____ Yes x No

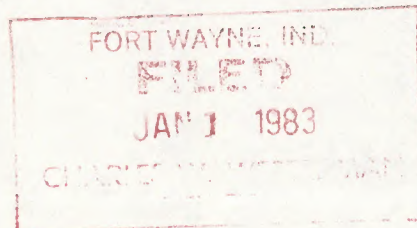
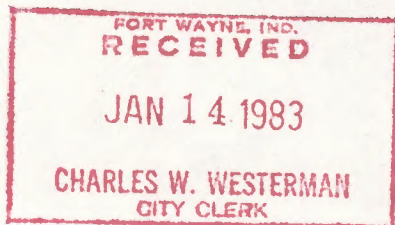
25. Financing on Project

What is the status of financing connected with the project?
 Under management appraisal.

I hereby certify that the information and representations on this Application are true and complete.

[Signature]
 Signature(s) of Owner(s)

12/16/82
 Date



*Bill Carroll
 Controller
 ET 272*

NO. 31

Jan 12 1943

RECEIVED FROM Oena Corporation

Twenty & 00/100 DOLLARS

Jan 12 1943

Account Total \$ 50.00

Amount Paid \$ 50.00

Balance Due \$ —

H. B. B. B.

"THE EFFICIENCYLINE" AN AMPAD PRODUCT

BILL NO. R-83-01-24

REPORT OF THE COMMITTEE ON REGULATIONS

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS REFERRED AN
~~XXXXXXXXXX~~ ORDINANCE A DECLARATORY RESOLUTION designating an "Urban
 Development Area" under I.C. 6-1.1-12.1

HAVE HAD SAID ORDINANCE UNDER CONSIDERATION AND BEG LEAVE TO REPORT
BACK TO THE COMMON COUNCIL THAT SAID ORDINANCE *also* PASS.

JAMES S. STIER, CHAIRMAN

JANET G. BRADBURY, VICE CHAIRMAN

VICTURE L. SCRUGGS

MARK E. GiaQUINTA

ROY J. SCHOMBURG

John
Janet G. Beadbury
~~Picture Scrap~~
Mark
Roy Schoney

CONCURRED IN

DATE _____ CHARLES W. WESTERMAN, CITY CLERK

RESOLUTION NO. 83-03A

RESOLUTION OF FORT WAYNE REDEVELOPMENT
COMMISSION, GOVERNING BODY OF CITY OF FORT WAYNE,
DEPARTMENT OF REDEVELOPMENT RECOMMENDING TO THE
COMMON COUNCIL OF THE CITY OF FORT WAYNE ADOPTION
OF THE DECLARATORY RESOLUTION DESIGNATING A
PARCEL OF REAL ESTATE AS AN URBAN DEVELOPMENT AREA

WHEREAS, following the introduction of a Declaratory Resolution by the Common Council of the City of Fort Wayne concerning an abatement of taxes for certain "urban development areas", said Resolution was forwarded to the Fort Wayne Redevelopment Commission for a public hearing and recommendation to the Common Council of the City of Fort Wayne, and

WHEREAS, the Fort Wayne Redevelopment Commission caused notice of the introduction of said Resolution, and purport thereof, to be published, and notice of the fact that maps and plats could be inspected together with said Declaratory Resolution at the office of the Redevelopment Commission, and that a public hearing would be held on February 14, 1983, P.M. (EST) in the Board of Works Hearing Room of the City-County Building in the City of Fort Wayne, Indiana, at which hearing remonstrances and objections from persons interested in or affected by the proceedings pertaining to the Declaratory Resolution would be received and heard by the Commissioners and the Commissioners after considering the same would take final action either approving, or modifying and approving, or rescinding the Declaratory Resolution, which notice was published in the Fort Wayne Journal-Gazette and the Fort Wayne News-Sentinel, and

WHEREAS, said public hearing was held on February 14, 1983, at the time and place mentioned in the public notice; and

WHEREAS, at said meeting, the Commission stated that it would, and it did, afford an opportunity to all persons and organizations, including representatives of organizations, to express their views with respect to said Declaratory Resolution; and

WHEREAS, the Commission has heard all persons who have expressed views or voiced any objections to said Declaratory Resolution, has considered their objections so voiced, and therefore, the Commission is prepared to take final action on said Declaratory Resolution; and

WHEREAS, the Commission, after careful consideration of comments and objections made at said hearing and upon further review of the entire proceedings, finds that the following described parcel of real estate lies within a geographic area located within the corporate limits of the City of Fort Wayne which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property, or lies within an area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues, and geographical area contains new manufacturing equipment which is personal property which was installed during the period beginning January 1, 1982

and ending December 31, 1982 and is used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property; to wit

Lots 214 thru 236, plus Lot 251 Eliza Hanna Sr. Addition plus vacant street and alley;

said property more commonly known as 1140 Hayden Street, Fort Wayne, Indiana;

NOW, THEREFORE, BE IT RESOLVED that the Commission now declares that the above-described parcel of real estate lies within a geographic area within the corporate limits of the City of Fort Wayne, which is undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property.

BE IT FURTHER RESOLVED that the above-described parcel of real estate and the proposed use of the parcel for redevelopment or rehabilitation are in furtherance of the City development objectives.

BE IT FURTHER RESOLVED that the designation "urban development area" shall be effective only:

- (1) relative to the projects of redevelopment or rehabilitation described by the property owners in data and documentation

submitted to the Common Council
of the City of Fort Wayne,

- (2) if said project for redevelopment
or rehabilitation is initiated
within two (2) years from the
date of this designation, and
- (3) for a period of five (5) years
after the date on new manufacturing
equipment.

BE IT FURTHER RESOLVED that the adoption of the
Declaratory Resolution designating said parcel of real estate
as an "urban development area" is now hereby recommended
to the Common Council of the City of Fort Wayne.

ADOPTED at a public meeting of the Fort Wayne
Redevelopment Commission, Governing Body of the City of
Fort Wayne, Department of Redevelopment in the Board of
Works Hearing Room on the 9th Floor of the City-County Building
in the City of Fort Wayne, Indiana, which meeting was called
and held at 7:15 P.M. (EST) on February 14, 1983 and duly
recorded in the records of said Fort Wayne Redevelopment
Commission.

FORT WAYNE REDEVELOPMENT COMMISSION

By

Robert L. Thompson, Jr., President

By

Irwin C. Bandemer, Secretary

ATTEST:

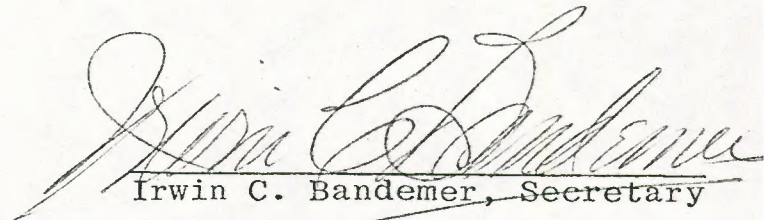

Gary E. Wasson, Executive Director

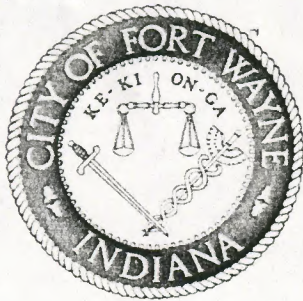
ADOPTED: February 14, 1983

CERTIFICATE OF RECORDING OFFICER

I, Irwin C. Bandemer, the duly appointed, qualified,
and acting Secretary of the Fort Wayne Redevelopment Commission,
do hereby certify that the attached Resolution is a true
and correct copy of a Resolution adopted at the Regular
Meeting of the Fort Wayne Redevelopment Commission, Governing
Body of the City of Fort Wayne, Department of Redevelopment,
held on the 14 day of February, 1983 at 7:30 P.M.

IN TESTIMONY WHEREOF, I have hereunto set my hand this
14th day of February, 1983.


Irwin C. Bandemer, Secretary



The City of Fort Wayne

OFFICE OF THE CITY CLERK

Charles W. Westerman, Clerk — Room 122

March 11, 1983

PRT Corporation Owners
of Flashfold Carton, Inc.
1140 Hayden Street
Fort Wayne, IN 46803

Dear Sir:

Enclosed please find resolution related to your application for tax abatement.
This resolution is to be presented to the County Auditor.

If there are any further questions please call Gary Wasson, Redevelopment
Department, 423-7564.

Sincerely,

Charles W. Westerman
City Clerk

CWW/ne
ENCL: 1

**FORT WAYNE
REDEVELOPMENT
COMMISSION**

DATE: February 24, 1983
TO: Councilman James S. Stier, Council
FROM: Committee on Regulations
Gary E. Wasson, Executive Director
SUBJECT: City Council Bill No. R-83-01-24

Q-83-01-24

On January 25, 1983 a Declaratory Resolution, Bill No. R-83-01-24 was introduced in City Council requesting designation of property located at 2100 West State Boulevard as an "Urban Development Area" for purposes of tax abatement. In accordance with established procedures, the Resolution was forwarded to this Commission for public hearing.

The Fort Wayne Redevelopment Commission conducted the hearing on February 14, 1983. No one spoke in opposition to the abatement request.

The Commission staff visited the facility prior to the hearing. Representatives of the owners stated that they were requesting tax abatement on new machinery to be installed in the facility in order to enter specialty vehicle markets and remain competitive through high technology methods. This new equipment would allow for the retention of approximately 175 jobs and a potential of 175 new jobs.

The manufacturing facility qualifies for tax abatement under the definition of an urban development area as amended in 1980 (I.C. 6-1.1-12.1-1) as follows:

The term "urban development area" also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

Dana Corporation is asking for tax abatement for a period of five years on new manufacturing equipment in their facility.

Attached is the Resolution of the Redevelopment Commission recommending a "Do Pass" to Bill No. 83-01-24.

If you have any questions, please contact me.

GEW/jw

Attachments

cc: ✓ Charles W. Westerman
City Clerk

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution9-83-01-24DEPARTMENT REQUESTING ORDINANCE City Clerk's Office

SYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Urban Development Area" in accordance with Resolution No. R-80-79 and Public Law No. 69, Acts of 1977, as amended by Public Law No. 56, Acts. of 1979.

Retention of jobs in the Fort Wayne area thru technological upgrading of existing manufacturing methods to leading edge high technology methods in order to gain entrance into specialty vehicle markets and remain competitive in traditional markets. All this is needed to remain a viable employer in Fort Wayne.

EFFECT OF PASSAGE Permit Large Axle Component Manufacutring, computer Integrated Manufacturing with a potential of 175 new jobs and the retention of approximately 175 current jobs.

EFFECT OF NON-PASSAGE Possible abandonment of the facility.

MONEY INVOLVED (Direct Costs, Expenditures, Savings) \$12,000,000.00

ASSIGNED TO COMMITTEE (J.N.) _____

DATE SUBMITTED: _____